

024.A

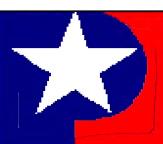
0002

0018.1

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
558,900 / 558,900
558,900 / 558,900
558,900 / 558,900
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
55-57		AMSDEN ST, ARLINGTON

OWNERSHIP	Unit #:	1
-----------	---------	---

Owner 1: JIANG YUENAN

Owner 2:

Owner 3:

Street 1: 55 AMSDEN ST

Street 2:

Twn/City: ARLINGTON

StProv: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: COVIELLO BRENDEN & -

Owner 2: JIANG YUENAN -

Street 1: 55-57 AMSDEN STREET UNIT 1

Twn/City: ARLINGTON

StProv: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Vinyl Exterior and 905 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7356																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	555,800	3,100		558,900		317153
							GIS Ref
							GIS Ref
							Insp Date
							05/15/18

PREVIOUS ASSESSMENT								Parcel ID	024.A-0002-0018.1		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	555,800	3100	.	.	558,900		Year end	12/23/2021	
2021	102	FV	541,000	3100	.	.	544,100		Year End Roll	12/10/2020	
2020	102	FV	533,600	3100	.	.	536,700	536,700	Year End Roll	12/18/2019	
2019	102	FV	542,800	3100	.	.	545,900	545,900	Year End Roll	1/3/2019	
2018	102	FV	483,400	3100	.	.	486,500	486,500	Year End Roll	12/20/2017	
2017	102	FV	443,100	3100	.	.	446,200	446,200	Year End Roll	1/3/2017	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COVIELLO BRENDE	67325-32		5/26/2016	Convenience		99	No	No	
SELECT REALTY M	65467-486		6/2/2015		520,000	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
8/23/2021	USPS										JO	Jenny O					
5/15/2018	Measured										DGM	D Mann					
3/2/2016	Sales Review										PT	Paul T					
2/16/2016	NEW CONDO										PC	PHIL C					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

